ZONING DATA

OWNER:	HEALEY RESIDENCE
ADDRESS:	825 STANDISH AVENUE WESTFIELD, NEW JERSEY 07090
PROJECT TYPE:	REAR COVERED PORCH
LOT:	15
BLOCK:	509
ZONE:	RS-12 - SINGLE FAMILY RESIDENTIAL
CONSTRUCTION CLASS:	5B
PORCH ADDITION:	FIRST FLOOR:
SQUARE FEET:	287 SQ. FT.
CUBIC FEET:	2,296 CU. FT.

SETBACKS:	PERMITTED:	EXISTING:	PROPOSED:
REAR YARD SETBACK:	35.0'	67.58'	58.25
SIDE YARD SETBACK NO.1:	12.5'	6.9'	10.64' (VARIANCE REQUIRED)
SIDE YARD SETBACK NO. 2:	12.5'	9.2'	19.11'
BUILDING HEIGHT:	32.75'	30.0'	12.58'
BUILDING EAVE HEIGHT:	22.0'	17.75'	9.10'

MAXIMUM COVERAGE BY BUILDINGS:	PERMITTED: 1,969 20%	EXISTING: 2,045 20.8%	PROPOSED: 2,332 23.32% (VARIANCE REQ.)
PERMITTED MAXIMUM COVERAGE BY BUILDINGS CALCULATION:	SITE AREA = 9,845 S.F. 0 - 23,999 S.F. = 20% BUT NOT ABOVE 3,600 S.F. LOT AREA X 20% = PERMITTED MAXIMUM COVERAGE BY BUILDINGS 9,845 X .20 = 1,969 S.F. 1,969 < 3,600 THEREFORE 1,969 S.F. GOVERNS		
EXISTING COVERAGE BY BUILDINGS CALCULATION:	EXISTING FIRST FLOOR:		2,045
	TOTAL:		2,045 SQ. FT.
	EXISTING COVERAGE BY BUILDINGS/LOT AREA = EXISTING COVERAGE BY BUILDINGS PERCENTAGE 2,045/9,845 =		2,045 > 1,969 20.8%
PROPOSED COVERAGE BY BUILDINGS CALCULATION:	EXISTING FIRST FLOOR: PROPOSED REAR COVERED PORCH:		2045 251
	TOTAL:		2,296 SQ. FT. 2,296 > 1,969
	PROPOSED COVERAGE BY BUILDINGS/LOT AREA = EXISTING COVERAGE BY BUILDINGS PERCENTAGE 2,296/9,845 =		 23.32%

MAXIMUM COVERAGE BY BUILDINGS AND ABOVE GRADE STRUCTURES:	PERMITTED: 2,362.8 24%	EXISTING: 2,109 21.4%	PROPOSED: 2,360 23.97%
PERMITTED MAXIMUM COVERAGE BY BUILDINGS AND ABOVE GRADE STRUCTURES CALCULATION:	SITE AREA = 9,845 S.F. 0 - 23,999 S.F. = 24% BUT NOT ABOVE 3,600 S.F. LOT AREA X 24% = PERMITTED MAXIMUM COVERAGE BY BUILDINGS AND ABOVE GRADE STRUCTURES 9,845 X .24 = 2,362.8 S.F. 2,362.8 < 3,600 THEREFORE 2,362.8 S.F. GOVERNS		
EXISTING COVERAGE BY BUILDINGS AND ABOVE GRADE STRUCTURES CALCULATION:	EXISTING FIRST FLOOR: EXISTING FRONT PORCH:		2,045 64
	TOTAL:		2,109 SQ. FT.
	EXISTING COVERAGE BY BUILDINGS/LOT AREA = EXISTING COVERAGE BY BUILDINGS PERCENTAGE 2,109/9,845 =		2,109 < 2362.8 21.4%
PROPOSED COVERAGE BY BUILDINGS AND ABOVE GRADE STRUCTURES CALCULATION:	EXISTING FIRST FLOOR: EXISTING FRONT PORCH: PROPOSED REAR COVERED PORCH:		2,045 64 251
	TOTAL:		2,360 SQ. FT. 2,360 < 2,362.8
	PROPOSED COVERAGE BY BUILDINGS/LOT AREA = EXISTING COVERAGE BY BUILDINGS PERCENTAGE 2,360/9,845 =		 23.97%

MAXIMUM COVERAGE BY IMPROVEMENTS:	PERMITTED: 4,922.5 50.0%	EXISTING: 3,849 39.1%	PROPOSED: 4,017 40.80%
PERMITTED MAXIMUM COVERAGE BY IMPROVEMENTS CALCULATION:	SITE AREA = 9,845 S.F. 0 - 15,999 S.F. = 50% BUT NOT ABOVE 6,400 S.F. LOT AREA X 50% = PERMITTED MAXIMUM FLOOR AREA RATIO 9,845 X .50 = 4,922.5 S.F. 4,922.5 < 6,400 THEREFORE 4,922 S.F. GOVERNS		
EXISTING COVERAGE BY IMPROVEMENTS CALCULATION:	EXISTING BUILDING FIRST FLOOR: EXISTING FRONT COVERED PORCH: EXISTING FRONT WALK: EXISTING DRIVEWAY: EXISTING REAR PATIO: EXISTING REAR WALL: EXISTING REAR BILCO DOOR: EXISTING A/C UNIT:		2,045 64 145 978 569 13 27 8
	TOTAL:		3,849 SQ. FT. 3,849 < 4,922.5
	EXISTING COVERAGE BY BUILDINGS/LOT AREA = EXISTING COVERAGE BY BUILDINGS PERCENTAGE 3,849/9,845 =		 39.1%
PROPOSED COVERAGE BY IMPROVEMENTS CALCULATION:	EXISTING BUILDING FIRST FLOOR: EXISTING FRONT COVERED PORCH: EXISTING FRONT WALK: EXISTING DRIVEWAY: EXISTING REAR PATIO - REAR PATIO TO BE REMOVED: EXISTING REAR BILCO DOOR: EXISTING A/C UNIT: PROPOSED REAR COVERED PORCH: PROPOSED BLUESTONE PATIO:		2,019 64 145 978 569 - 383 = 186 27 8 251 339
	TOTAL:		4,017 SQ. FT. 4,017 < 4,922.5
	PROPOSED COVERAGE BY BUILDINGS/LOT AREA = PROPOSED COVERAGE BY BUILDINGS PERCENTAGE 4,017/9,845 =		 40.80%

MAXIMUM FLOOR AREA RATIO:	PERMITTED: 3,200 32.50%	EXISTING: 4,134 42.0%	PROPOSED: 4,134 (NO CHANGE) 42.0% (NO CHANGE)
PERMITTED MAXIMUM FLOOR AREA RATIO CALCULATION:	SITE AREA = 9,845 S.F. 0 - 9,999 S.F. = 37% BUT NOT ABOVE 3,200 S.F. LOT AREA X 37% = PERMITTED MAXIMUM FLOOR AREA RATIO 9,845 X .37 = 3,642.65 S.F., 3,642.65 > 3,200 THEREFORE 3,200 S.F. GOVERNS 3,200/9,845 = 32.50%		
EXISTING FLOOR AREA RATIO CALCULATION:	EXISTING FIRST FLOOR: EXISTING SECOND FLOOR: EXISTING ATTIC:		2,045 1,408 681
	TOTAL:		4,134 SQ. FT. 4,134 > 3,200
	EXISTING COVERAGE BY BUILDINGS/LOT AREA = EXISTING COVERAGE BY BUILDINGS PERCENTAGE 4,134/9,845 =		 41.72%

NOTE NO. 1: SURVEY PROVIDED BY CONTROL LAYOUTS, INC. PROFFESIONAL LAND SURVEYORS, DATED JULY 10, 2014.

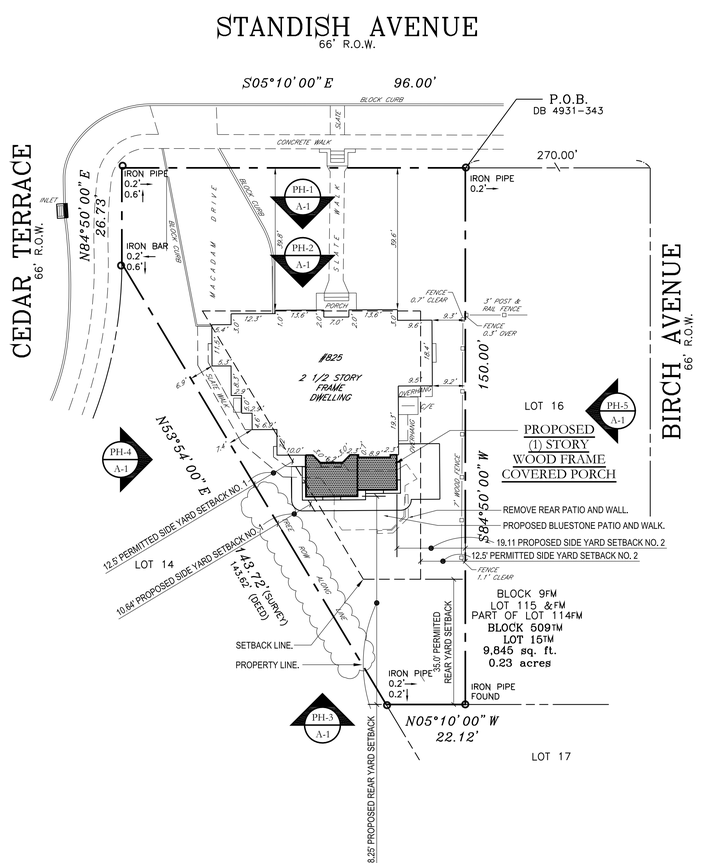
SIGNATURES

CHAIRMAN

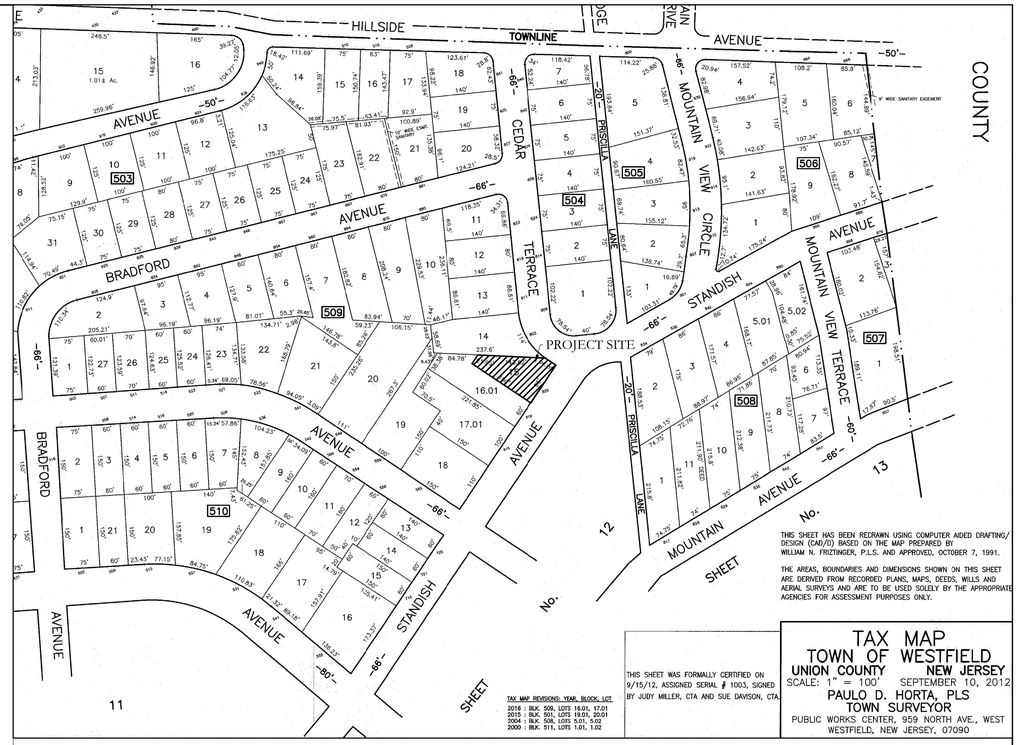
CHRIS MASCIALE

SECRETARY OF THE BOARD

LINDA JACUS



1 SITE PLAN - PROPOSED SCHEME
SCALE: 1" = 20'-0"



THIS SHEET HAS BEEN REDRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D) BASED ON THE MAP PREPARED BY WILLIAM N. FRIZTINGER, P.L.S. AND APPROVED, OCTOBER 7, 1991.

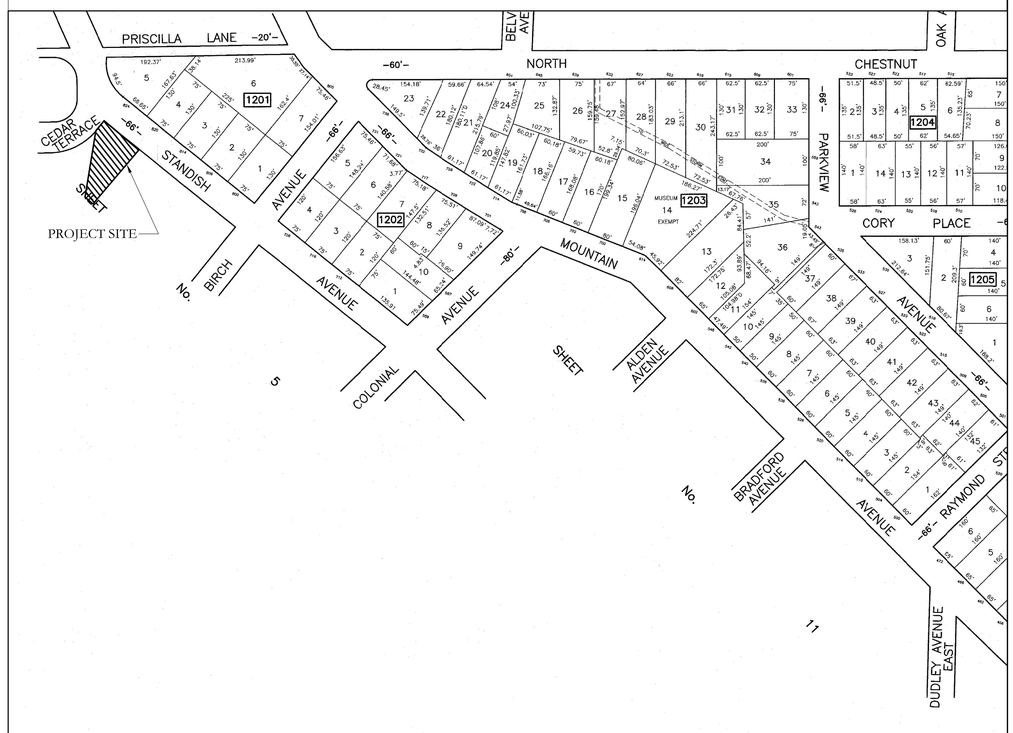
THE AREAS, BOUNDARIES AND DIMENSIONS SHOWN ON THIS SHEET ARE DERIVED FROM RECORDED PLANS, MAPS, DEEDS, WILLS AND AERIAL SURVEYS AND ARE TO BE USED SOLELY BY THE APPROPRIATE AGENCIES FOR ASSESSMENT PURPOSES ONLY.

THIS SHEET WAS FORMALLY CERTIFIED ON 9/15/12, ASSIGNED SERIAL # 1003, SIGNED BY JUDY MILLER, CTA AND SUE DAVISON, CTA.

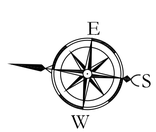
TAX MAP REVISIONS: YEAR, BLOCK, LOT
2016 : BLK. 509, LOTS 16.01, 17.01
2015 : BLK. 501, LOTS 19.01, 20.01
2004 : BLK. 508, LOTS 5.01, 5.02
2000 : BLK. 511, LOTS 1.01, 1.02

TAX MAP
TOWN OF WESTFIELD
UNION COUNTY NEW JERSEY
SCALE: 1" = 100' SEPTEMBER 10, 2012
PAULO D. HORTA, PLS
TOWN SURVEYOR
PUBLIC WORKS CENTER, 959 NORTH AVE., WEST WESTFIELD, NEW JERSEY, 07090

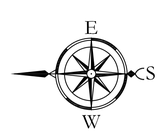
2 TAX MAP
SCALE: NOT TO SCALE



3 TAX MAP
SCALE: NOT TO SCALE



TRUE NORTH



CONSTRUCTION NORTH

SCALE: 1" = 20'-0"

JERRY ANTHONY BRUNO JR. AIA
ARCHITECT

9 PARRINGTON STREET
WEST CALDWELL, NEW JERSEY 07006
TELEPHONE: 973-228-3304
EMAIL: JERRY@JERRYBRUNOARCHITECT.COM
WWW.JERRYBRUNOARCHITECT.COM

JERRY ANTHONY BRUNO JR., AIA
NEW JERSEY
STATE LICENSE NO. 21AI01692600

HEALEY RESIDENCE

REAR COVERED PORCH

LOT: 15, BLOCK: 509
825 STANDISH AVE.
WESTFIELD, NJ 07090

PROPOSED SITE PLAN AND ZONING DATA

ISSUE NO.:	ISSUE:	DATE:
-	RE-ISSUED FOR VARIANCE	7/13/20
-	RE-ISSUED FOR VARIANCE	1/10/20
-	ISSUED FOR VARIANCE	10/9/19

PROJECT DATE: SEPTEMBER 23, 2019

PROJECT NO.: 19-015_HEALEY

FILE NAME: JAB/ARCHITECTURE/PROJECTS/19-015_HEALEY/ST-1

DRAWN BY: JAB

CHECKED BY: JAB

SCALE: SCALE AS NOTED

SHEET: 1 OF 2

DRAWING: ST-1

© 2020 JERRY ANTHONY BRUNO AIA